



DUTTONS FARMHOUSE AND BARNES

UPPER ARLEY | BEWDLEY | DY12 1SS





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UPPER ARLEY, BEWDLEY, WORCESTERSHIRE DY12 1SS

TRADITIONAL FARM BUILDINGS WITH FULL PLANNING PERMISSION,
PLUS A THREE-BEDROOM FARMHOUSE REQUIRING RENOVATION, ALL
SET WITH PANORAMIC SEVERN VALLEY VIEWS.

Development Project with Full Planning Permission Approved

One Executive Barn Conversion (circa 2970 sq ft)

Three Bedroom Detached Farmhouse (circa 1614 sq ft)

Detached Storage Building/Car Port, Gardens & Paddock

Site extending to around 0.91 acres



Kidderminster Office

Gavel House, 137 Franche Road,
Kidderminster, Worcestershire, DY11 5AP

T: 01562 820880

E: kidderminster@hallsgb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

The sale provides a rare opportunity for developers to acquire a range of attractive traditional farm buildings with Full Planning Permission for conversion into one executive dwelling, extending, in all, 2970sqft (296 sqm) with parking and garden, along with a three bedroom former farmhouse extending to 1614 sq ft (150 sqm) in need of renovation, with panoramic views over the Severn Valley and Wyre Forest.

Accessed from a small country lane, and set within grounds extending to 0.91 acres, the site provides ample space for parking gardens, ensuring the completed units are extremely saleable.

SITUATION

Duttons Farm House and Barns enjoy a superb rural setting in the sought-after area of Upper Arley, surrounded by the beautiful Worcestershire countryside. The property sits within an attractive and peaceful rural landscape, offering a wonderful sense of privacy and tranquillity while remaining well placed for access to the surrounding towns and villages.

Upper Arley is renowned for its picturesque rural character, with rolling countryside, woodland and the River Severn contributing to the area's distinctive appeal. The nearby Arley Arboretum provides a particularly attractive local amenity, while the surrounding countryside offers excellent opportunities for walking, cycling and enjoying the outdoors.

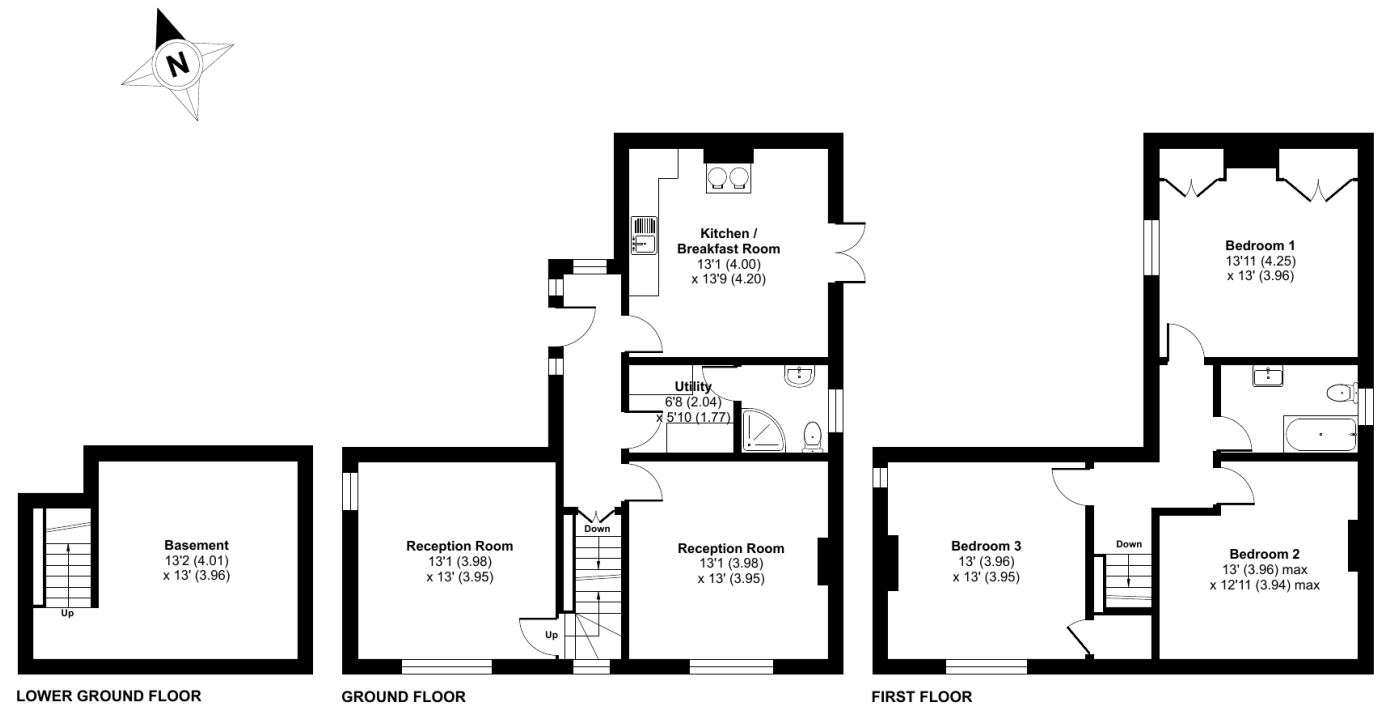
PROPERTY

Duttons Farmhouse is an attractive three-bedroom detached farmhouse, traditionally constructed of brick beneath a tiled roof and extending to approximately 149.9 sq m (1,613 sq ft).

The property provides well-proportioned accommodation comprising two reception rooms, a kitchen/diner, three bedrooms and a family bathroom.

Approximate Area = 1614 sq ft / 149.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Halls. REF: 1431934



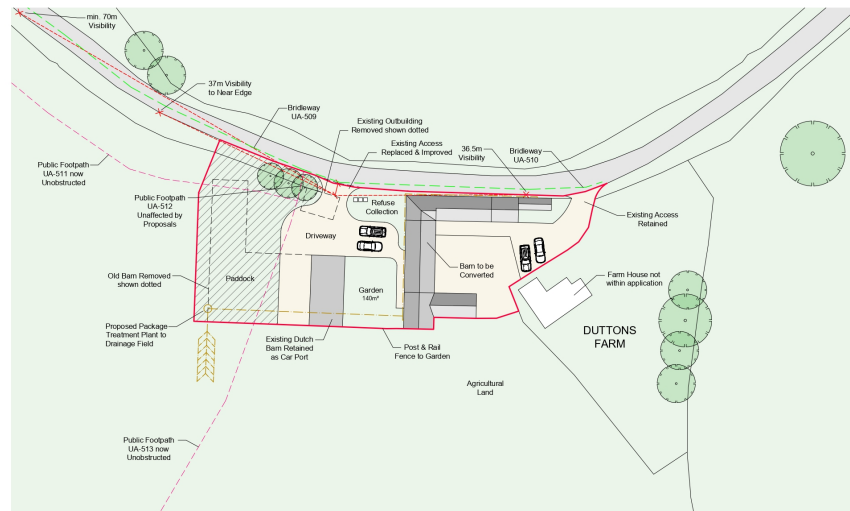
The farmhouse is in need of some modernisation and updating, but remains in a liveable condition, providing a comfortable home while offering an excellent opportunity for a purchaser to improve and personalise the property to their own taste and requirements.

With its detached position and attractive rural setting, Duttons Farmhouse offers the opportunity to create a charming and characterful country home, with

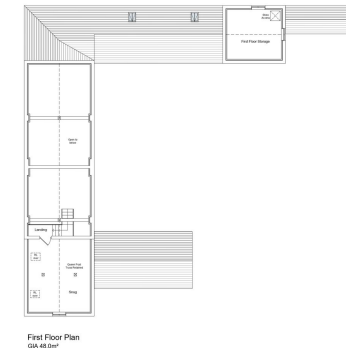
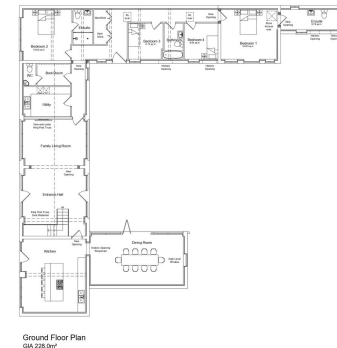
scope to enhance the existing accommodation while retaining the property's traditional farmhouse appeal.

OUTSIDE

The existing Dutch Barn is to be retained and used as a carport/storage.



NOTES 1. All measurements are shown for information only. The client is responsible for ensuring that all measurements are correct and that the site is suitable for the proposed development. 2. All measurements are shown for information only. The client is responsible for ensuring that all measurements are correct and that the site is suitable for the proposed development. 3. All measurements are shown for information only. The client is responsible for ensuring that all measurements are correct and that the site is suitable for the proposed development.	
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Key — Boundary — Public Footpath — Visibility Lines — Foot Drainage	
Site Proposed Barn Conversion Site Address Dutton's Farm, Arley Estate, Old Arley, Kidderminster, DY12 1SS Client Roger and Douglas Turner Charitable Trust Title Proposed Site Plan Control Lyndsey Fisher lyndsey.fisher@halls.co.uk Drawn by Jack Neale jack.neale@halls.co.uk Status Planning Scale 1:500@A3 Date 01.10.2025 Drawn by 12233 - 003 Rev E	



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PLANNING PERMISSION

Full Planning Permission for conversion of one traditional farm building to one detached residential dwelling and all associated works was approved by Wyre Forest District Council on 10th February 2026. A full copy of the planning application and associated documentation can be downloaded from Wyre Forest District Council Planning Portal quoting application 25/0862/FUL.

THE BARN

Proposed living accommodation comprises:

- Entrance Hall
- Large Family Kitchen
- Dining Room
- Living Room
- Snug
- Utility/Boot room
- Two en suite bedrooms
- Two further bedrooms
- Family Bathroom

SCHOOLING

The property lies within a convenient proximity to a number of well regarded state and private schools, including Alveley Primary, Highley Primary School, Upper Arley C of E Primary, Baxter College, Wye Forest School, Heathfield Knoll School, Nurture Learning, and Wribbenhall School.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We are informed that mains water and electricity are available on site or nearby. Drainage will require a new private system. However, all interested parties should satisfy themselves in respect of provision, capacity and suitability of all services with on or off site.

None of the services, appliances or electrical systems have been tested by Halls.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster DY11 7WF

COUNCIL TAX & EPC RATING

Council Tax Band - D
Current EPC Rating - E

DIRECTIONS

What3Words ///broached.fluctuate.scared



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



